



**CITY OF SUNNYVALE  
REPORT  
Administrative Hearing**

**March 15, 2006**

**SUBJECT:**           **2006-0156 – MetroFi, Inc.** [Applicant] **City of Sunnyvale**  
[Owner]: Application located at the City parking garage at  
**295 W. Evelyn Ave.** (near Sunnyvale Ave) in a C-3/PD  
(Regional Business/Planned Development) Zoning District.  
(APN: 209-06-082) AM

Motion               Special Development Permit to allow a wireless  
telecommunications facility on the top of the City parking  
garage.

**REPORT IN BRIEF**

**Existing Site**           Four-story City parking garage at the Caltrain station  
**Conditions**

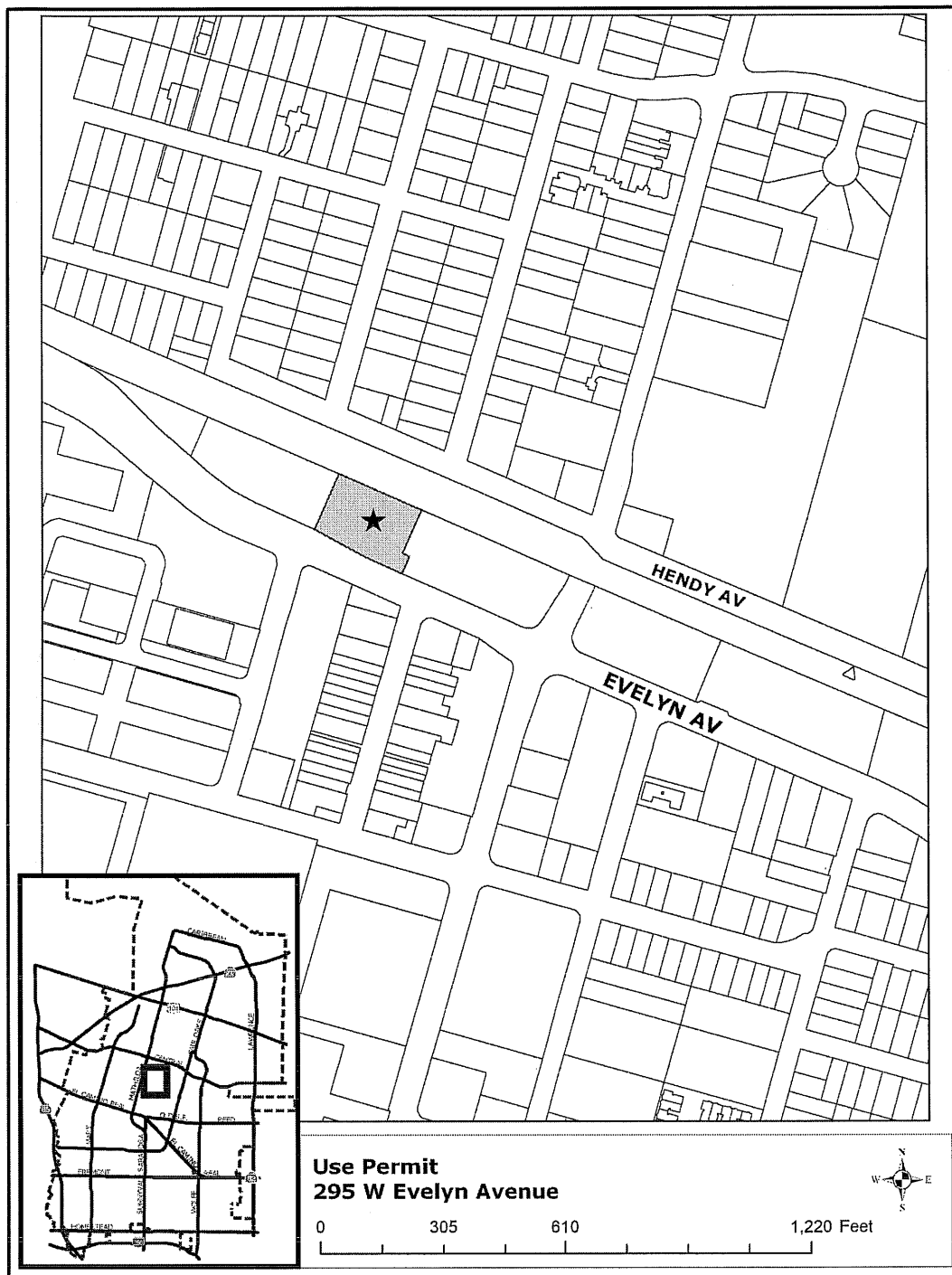
**Surrounding Land Uses**

North	Railroad and single-family homes beyond
South	City parking lots and commercial uses
East	Office
West	Caltrain uncovered parking area

**Issues**               Visual Impacts

**Environmental**       A Class 1 Categorical Exemption relieves this project  
**Status**               from California Environmental Quality Act provisions  
and City Guidelines.

**Staff**                 Approve with Conditions  
**Recommendation**



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Commercial Central Business and Southern Pacific Corridor Specific Plan	Same	Commercial Central Business and Southern Pacific Corridor Specific Plan
<b>Zoning District</b>	C-3/PD	Same	C-3/PD
<b>Lot Size (s.f.)</b>	1.15 acres	Same	N/A
<b>Parking</b>	402	Same	N/A
<b>No. of Stories</b>	4	Same	8 max.

**ANALYSIS****Description of Proposed Project**

The site is located on the City and Caltrain parking structure. The proposed project consists of three elements placed in different areas on the garage roof. The intent of the project is to provide the Downtown area with free Wi-Fi service. Wi-Fi is a service which allows users to connect to the Internet with wireless devices, such as laptop computers and portable information devices.

The three elements of the project (see Attachment C) are:

- A 24" microwave dish mounted on the east wall of the elevator shaft, just above the metal awning over the elevator doors. The microwave dish must have a direct and unobstructed view to the main MetroFi site in Santa Clara. The dish will be mounted as low on the building as possible and will be painted to match the awning.
- Three antennas will be mounted at the top of three light poles on the top of the roof (see Attachment C, photo simulations). There will be one antenna per pole. The antennas will extend the pole height by approximately 24", and will be painted to match the poles. All cabling and wires for the antennas will run inside the pole and then along the ceiling of the floor below the parking deck.
- The equipment cabinet will be located on the top of the parking garage in the northeast corner of the deck. The cabinet is approximately 50" tall and will not be visible from surrounding properties. The cabinet will not reduce the number of parking spaces in the garage.

## **Background**

In 2001, the City and the Peninsula Corridor Joint Powers Board (hereinafter known as Caltrain) entered into a “Cooperative Agreement for the Construction of the Sunnyvale Multimodal Transit Station” for a new 402-space parking garage on property owned by the City and Caltrain. The garage is built with a portion on Caltrain property, but the majority on City property. The entire project is located on the City property.

## **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor alterations to existing facilities.

## **Special Development Permit**

**Use:** This proposed facility will bring free MetroFi Wi-Fi service to the downtown area as directed by the City Council on December 20, 2005. MetroFi has an agreement with the City to place their antennas several light poles throughout the city. The Wi-Fi technology requires these individual antenna sites to originate at a main site which provides the connection to MetroFi’s routers and switching equipment. The purpose of the proposed project is to provide the area with access to the main site and to provide the area with Wi-Fi service.

The components of the project include a microwave dish which directs a signal to the MetroFi switch in Santa Clara which gives the service connectivity to the telephone lines. The signal from the microwave dish connects to the equipment cabinet located at the northwest corner of the top deck of the parking garage. The equipment cabinet is then connected to the individual radio antennas mounted on top of the light poles on the top deck of the garage.

**Site Layout:** The parking garage provides users of Caltrain with parking. All proposed MetroFi equipment is designed to be unobtrusive and will not conflict with the parking areas. The equipment cabinet is located in an area not used for parking and the antennas (microwave and radios) are located on existing structures and designed to integrate with the existing design and uses.

**Parking/Circulation:** There will be no parking removed or changes in the circulation as a result of the project.

**Compliance with Development Standards/Guidelines:** The following are sections of the Sunnyvale Municipal Code 19.54 that apply to the proposal:

19.54.040(a)- *Based on aesthetic impact, the order of preference for facility type is: façade mounted, roof mounted, ground mounted and freestanding tower.*

19.54.040(b)- *All facilities shall be designed to minimize the visual impact to the greatest extent feasible, considering technological requirements, by means of placement, screening, and camouflage, to be compatible with existing architectural elements and building materials, and other site characteristics. The applicant shall use the smallest and least visible antennas possible to accomplish the owner/operator's coverage objectives.*

19.54.040(k)- *Roof mounted antennas shall be constructed at the minimum height possible to serve the operator's service area. Roof mounted antennas shall be designed to minimize their visibility.*

This project has been designed to minimize visual impact and utilize existing infrastructure for antenna location. The proposed project meets the intent of the Telecommunications Ordinance. The only impact to surrounding areas would be the visual effect of the additional antennas, which have been designed to reduce that impact.

**Expected Impact on the Surroundings:** The project has been designed to minimize the visual impacts to the surrounding areas. The microwave dish is required to have a clear line-of-sight access to the facility in Santa Clara. The options available for placement of the dish were limited. One option would have been the side of the parking garage or elevator shaft, which would have increased the visibility of the dish. By locating it above the awning on the elevator shaft and painting it to match, the impact to the surrounding area is minimized.

The cabinet is located in one of the only locations on the parking garage that would not require removal of parking spaces. The proposed cabinet will be roughly equal in height to the wall to which it is adjacent, so the impact is also minimal.

The radio antennas mounted at the top of the parking light poles will be the most obvious to the surrounding areas. The effect will be minimal because the antennas will be mounted directly on top of the light poles, with no obvious wires or cabling visible. The antennas will also be painted to match the light poles. This design will reduce the visual impacts to the surrounding areas.

### **Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected, although MetroFi will pay rent to the City for use of the parking garage.

**Public Contact**

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<b>Notice of Negative Declaration and Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• 81 notices mailed to the property owners and residents within 300 ft. of the project site and to the neighborhood group of the adjacent residential area</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

**Conclusion**

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

**Alternatives**

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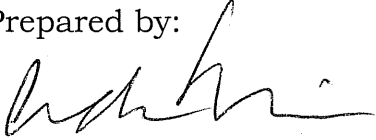
1. Approve the Special Development Permit with attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

**Recommendation**

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Alternative 1

Prepared by:



Andrew Miner  
Project Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant





**Recommended Findings - Special Development Permit**

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. The Wireless Telecommunications Policy promotes retention of local zoning authority when reviewing telecommunications facilities. The zoning code requires that the location of telecommunication facilities be designed with sensitivity to the surrounding areas. The proposed facility is compliant with all wireless telecommunication development standards:
  - The project meets all FCC RF emissions standards.
  - The project antennas and microwave dish are screened to match the light poles and building awning.
  - The antennas have been designed to blend in with the existing structures so they are not readily visible from any major arterial streets.
  - The project visibility from the Downtown Specific Plan area has been mitigated through the innovative design.
  - The proposed equipment will be located behind the building parapet and will be screened from view.

**Telecommunications Policy**

*Action Statement A.1.e- Support retention of local zoning authority for cellular towers, satellite dish antennas, and other telecommunications equipment, facilities and structures.*

The zoning code requires that the location of telecommunication facilities be designed with sensitivity to the surrounding areas. The proposed antennas will be attached to the top of the light poles and the appearance is minimized to reduce visual impact on surrounding properties.

**Land Use and Transportation Sub-Element**

*N1.3. Promote an attractive and functional commercial environment.*

*N1.5 Establish and monitor standards for community appearance and property maintenance.*

The project proposal uses existing infrastructure to add additional telecommunications service in the city. The location of the building and the design of the proposed antennas mitigate visual impacts in order to maintain community appearance. The addition of this antenna facility helps meet the stated City Council objective of providing free wireless Wi-Fi service to the Downtown area.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District as the proposed telecommunication facilities are located on an existing building and will not create a significant visual impact to the Downtown area. The proposed project meets the visual standards established by the City for telecommunication facilities as it is designed to create the least possible aesthetic impact while using existing infrastructure.

**Recommended Conditions of Approval - Special Development Permit**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

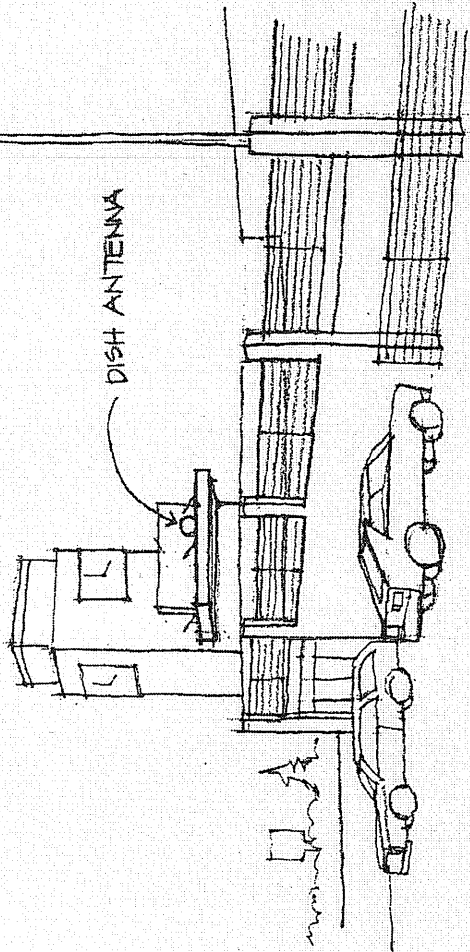
**1. GENERAL CONDITIONS**

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building Permit for this project. Building Permit plans shall be accompanied by an annotated set of the conditions of approval indicating how the project complies with each condition.
- D. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- E. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- F. No parking shall be removed as part of the application.
- G. The microwave dish mounted on the elevator shaft shall be painted to match the canopy located immediately below its installation.
- H. All cabling and wires shall be screened from view. All cabling and wires for the antennas mounted on light poles shall run inside the light pole and then be mounted on the ceiling of the deck immediately below the poles. The cables and wires extending from the microwave dish shall be screened from view. Final approval of screening methods shall be approved by the Director of Community Development prior to issuance of a building permit.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain necessary approvals from the Department of Public Works for all proposed improvements.
- B. Obtain approval from the Crime Prevention Division of Public Safety Department for crime prevention measures appropriate to the proposed development prior to issuance of a Building Permit.

RADIO  
LIGHTS



DISH ANTENNA

SKETCH VIEW OF CLOCK TOWER

NOTE: RUN CONDUIT FROM CABINET TO DISH ANTENNA & 3 RADIOS

CABINET IN NW CORNER OF PKG STRUCT.

12" RADIUS DISH ANTENNA, FACING EAST, MTD, ON METAL CANOPY @ CLOCK TOWER. PAINT TO MATCH CANOPY (24" DIAMETER)

CALTRAIN TRACKS

PARKING STRUCTURE

CLOCK TOWER

W. EVELYN

W. EVELYN

18" RADIO, MTD. VERTICALLY ON TOP OF LIGHT POLE - 3 LOCATIONS. PAINT RADIOS TO MATCH LIGHT POLES

ST. FRANCES



SITE PLAN

121 W. EVELYN

NO SCALE 1-22-06











MetroFi hereby submits an application to the City of Sunnyvale which when approved, will permit MetroFi to deploy Three (3), Five (5) Ghz, UNII band radios, and One 18GHz Microwave Radio with a Dish Antenna, and one Outdoor Communications Cabinet, at the various locations listed below on the top parking level of 111 W. Evelyn, Sunnyvale, CA 94086, for a Wi-Fi broadband data communications network providing Sunnyvale Residents with Free Ad Supported Broadband Internet Access.

The 5.8 Ghz radios will be securely mounted on top of three Light Poles and will appear as a part of the light pole structure. MetroFi will ideally use the conduit on the inside of the pole to terminate the required POE (Power Over Ethernet) and Serial Connections, or install a ½" conduit on the exterior of the pole to connect to the radio. MetroFi will install ¾" conduit along the ceiling of the parking level directly below the top level. The Radios are already matching the pole as they are enclosed in color and will be paint matched as need to maximize camouflaging and minimize public notice. Please see the attached Architectural Sketch, Specifications Data Sheet and Photo Simulations. Please note the radios are 18" in height and weigh fourteen (14) Lbs.

The Twenty Four inch (24") Diameter Microwave Radio/Dish Antenna will be mounted facing east approximately 1 Ft above the metal awning with the top of the dish antenna less than 1 Meter above awning level. As the dish will be placed as far north as possible and paint matched to the awning color, there will be minimal visibility from Street or even parking level. Please see the attached Architectural Sketch, Specifications Data Sheet and Photo Simulations. Please note that the combined weight of the Radio/Dish is twenty seven (27) Lbs. The Microwave Radio/Dish will be connected via LMR 400 Cable enclosed in ½' conduit which will be run down the outside of the awning support structure and then underneath the upper level along the ceiling of the parking garage.

The conduits for all radios will be terminated into a 50 ¼" H, 25 ½" W, 34 ¼" D outdoor communications cabinet which will house MetroFi's network equipment. MetroFi will need to terminate One (1) Fifteen (15) Amp. Electrical Circuit from the Buildings Power source into the cabinet. MetroFi will deploy the cabinet in the northwestern corner of the Parking Structure below wall height. Total weight of the cabinet including all Networking Equipment will be less than 400 Lbs.

On 12/20/2005 the <sup>SUNNYVALE</sup>~~Superior~~ City Council approved Staff Recommendation for Motion RTC 05-390, for Staff to work with MetroFi to provide free Wi-Fi Services in the Downtown area. MetroFi looks forward to launching our services in the downtown area through the deployment of our network at 111 W. Evelyn.



Lee Hambro  
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